NEW OWNER:
HIDDEN TRAIL PROPERTIES, LLC
4825 TROUSDALE DR, STE. 231
NASHVILLE, TN 37220

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel
092080145.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 23-0416

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1004174 **DEEDWARR**
05/17/2023 08 35 31 AM 3 pgs
Fees $18 00 Taxes $1,542 90

20230517-0036794

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Seventeen Thousand and 00/100 Dollars ($417,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JLB DEVELOPMENT LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **HIDDEN TRAIL PROPERTIES, LLC,** a Tennessee limited liability company, ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being more particularly described as follows:

Being the Southerly parts of Lots 47 and Lot No. 48, on the Plan of Hudson's Plan of Lots, of record in Plat Book 21, Page 136, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said parts of said lots front 35 feet on the Easterly side of Hudson Street and run back between parallel lines along the North margin of an alley 118.5 feet, more or less, to a dead line.

Being the same property conveyed to JLB DEVELOPMENT LLC, a Tennessee limited liability company, by Warranty Deed from The Hensley Group, LLC, dated October 3, 2019, and of record in Instrument No. 20200128-0010205, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS UNIMPROVED PROPERTY which has the address of **510 FISK STREET, NASHVILLE, TN 37203**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 21, Page 136, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 12th day of May, 2023.

JLB DEVELOPMENT LLC

By: _____
JEFFERY BULLOCK
Its: MANAGING MEMBER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JEFFERY BULLOCK**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **MANAGING MEMBER** of **JLB DEVELOPMENT LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 12th day of May, 2023.

_____
NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

****

The actual consideration or value, whichever is greater, for this transfer is **$417,000.00.**

AFFIANT

Sworn to and subscribed to before me this 12th day of May, 2023.

NOTARY PUBLIC

My commission expires: 